

Minutes of the Town of Pompey Planning Board held on March 21, 2022 at 6:30 pm at the Town of Pompey Town Hall

Present for the Planning Board:

Kevin Coursen

John Shaheen

Dan Bargabos

Carl Fahrenkrug

Sue Smith - Chairperson

Deb Cook

Absent: Roy Smith

Also present were: Veronica Hotaling working the electronics ; John Dunkel, Town Engineer and Jamie Sutphen, Planning Board Attorney, who also acted as Secretary for the meeting.

The meeting was called to order at 6:35 pm by Chairperson Sue Smit,

Kevin second John on minutes

County hosted planning Symposium and 4 went - good day

Mr. Coursen made a motion seconded by Mr. Shaheen to approve the minutes of February 21, 2021. The motion carried unanimously.

The Chairperson announced that all meetings will be the third Monday of each month unless everyone is notified otherwise.

Hootnick Lot Line Adjustment: Map by D. W. Hannig dated February 25, 2022; “ Tax Parcel 04.-01-1.3 & Lot 1, Hootnick Subdivision into Lots 1A, The Hootnick Subdivision - Final Plan Pt. of Lot 8 - Town of Pompey, Onondaga Co., N. Y.”

Sally Hootnick was present in person for applicant and her attorney, Diane Finnegan, Esq. Present by remote Zoom.

The Chairperson gave background of the Hootnick subdivision and what the Board had previously reviewed. This matter was brought before the Board even though this is lot line adjustment which would normally be administrative. However, due to the fact that this matter has come to the Board in a different configuration in the past and the Board spent substantial time on it, The Chairperson thought it was a good idea for the Board to get the whole picture of what is going on with the land.

Ms. Hootnick explained that she wants to use the land in a way that makes sense for her family. At this time she want to put a home office on the part of the site just over the creek. She already sold off part of the back of her parcel to Mr. Mitten and that was part of a lot line adjustment recently approved. Ms. Finnegan explained that the applicant listened to the Board input in previous meetings and noted the challenge of developing a subdivision with necessary frontage ; so building a road was necessary. They approach this subdivision and project in several parts. But right now wants a home office.

She explained the proposal as follows:

- Sell land to Mitten to obtain funds necessary to build road.
- Lot line adjustment makes this one lot for full acreage available
- next there will be an application for subdivision that includes several lots and road.

There was discussion about what the Planning Board had done on this project to date and Kevin Coursen reiterated and noted that there has been no vote by the Planning Board on this subdivision; there as only been discussion at a concept level regarding the direction that it might go based upon information then available and drawings presented. It does appear that the option of the road is what the Board is going toward.

The Board generally agreed a road was the direction to go.

The applicant was advised that the Board would like to see the full application before talking about the future of this site other than the lot line adjustment presented herein.

The applicant needs to start with a sketch plan for the next subdivision proposal. The sketch plan for the future buyer of the property and their subdivision proposal will be important. That potential applicant will need to be present at the Board meeting so that this Board can get a good idea of what is going to occur. That is good planning.

Ms. Hootnick explained that she alined that with - this is planned to be used for her work.

There was further discussion with Board as follows:

Applicant needs to be as comprehensive as possible in the next presentation including the developer and her plot plan; Developer can't get answers without a real application; Subdivision of 5 acres from the balance is what will be next.

There must be further conversation with Highway department regarding road location. Mr. Shaheen inquired about the prior lot line adjustment of Mitten and it was noted that was that was already approved.

For next appearance before this Board the applicant needs to bring in as much information as possible including highway plans, Ms. Hootnicks plans and those of new developer.

The applicant stated that Steve Calacerinos is the engineer and he will bring in Road design and

profile in three dimensions for Board input. Mr Dunkle noted that so far, only flat plans had been looked at. Town Engineer needs more information.

Mr. Coursen explained that the building of primary structure on separate site needs to meet code for a primary living structure.

The Chairperson noted in the minutes that the matter of the line adjustment before the Board this evening was discussed and there are no objections from this Board re: the lot line adjustment. Therefore the applicant was advised to finalize the maps and bring in the required maps and signature for the Codes Officer.

Mr. Coursen made a motion seconded by Ms. Cook to adjourn the meeting and the meeting adjourned at 7:20 pm.